



LAKE MCGREGOR COUNTRY ESTATES

RV LOT GUIDELINES ~ As of May 2020

As of April 1, 2019, all residents are required to submit a request for any NEW construction or modifications. Due to the bylaws not strictly being enforced prior to this date, all items constructed prior to this date will be under review of the board. As the *Restrictive Covenant and Easement Agreement* is registered on title for each lot, the guidelines have always been in place and may be enforced as deemed reasonable to maintain overall continuity to ensure property values are maintained.

The following is a summarized guideline of the approved components that require written approval to construct or renovate on your property. Components requested outside these guidelines will be reviewed individually by the board to be approved in the best interest of the community moving forward.

COMPONENT	APPROVED OPTIONS
RV Setbacks	<ul style="list-style-type: none"> • 20' from edge road to front of park model required. *18" from side property line required • One sideyard must be 4' clear (no deck or PM) *8' from rear property line required
Roof Material	<ul style="list-style-type: none"> • Park Models - Asphalt or Corrugated Metal Roofing • Trailers - Manufactured Roofing (No Alterations)
SIDING	<ul style="list-style-type: none"> • Park Models - Vinyl or Hard Board Siding • Trailers – Manufactured Siding (No Alterations)
SKIRTING	<ul style="list-style-type: none"> • All Park Models must be skirted using Vinyl, Aluminum or Hard Board Only
DRIVEWAYS	<ul style="list-style-type: none"> • Gravel
RETAINING WALLS	<ul style="list-style-type: none"> • Must be no higher than 6" from top of finished grade as show on the Developers Grading Plan
AUXILIARY BUILDING	<ul style="list-style-type: none"> • One aux. building (shed) permitted per lot. 80 sq ft max. (12' Max Height) • Must sit min 8" from rear property line and 18" from side property lines • No garages or carports allowed • Siding & Roofing must be finished product
FENCING	<ul style="list-style-type: none"> • No fencing between the front of the unit and the front property line • All Fencing to be 3' high black metal coated chain link
FIREPIT LOCATION	<ul style="list-style-type: none"> • No fire pit shall be placed within 3.5 metres of front and 1 meter from rear or sides of the property line • Must be constructed of stone or commercially manufactured non-combustible material such as brick, concrete or steel. Must meet all local government requirements
DECKS & DECK STRUCTURES	<ul style="list-style-type: none"> • 500 Sq. Ft. max deck size • Deck railings must be commercially made of steel, aluminum or glass. All painted surfaces are factory painted • Temporary Deck structures must be commercially made (i.e. Gazebos), no more than 300 sq ft • Permanent Deck Enclosures, Patio Enclosures or Wind Breaks must be commercially made of steel, aluminum, glass or screen (must have at least 65% of vertical area comprised of glass or screen). All painted surfaces are factory painted. Must be less than 300 sq ft and attached to the unit
Age of RV	<ul style="list-style-type: none"> • No RV or Park Model which is older than 12 years shall be placed newly on a lot • Units older than 12 years must be submitted for approval of the Board or Manager in which approval shall not be unreasonably withheld if the RV is in good repair and not unsightly.
All Units	<ul style="list-style-type: none"> • It is at the Board or Manager's discretion to request maintenance, repair or removal of any item deemed not in good repair and unsightly, including but not limited to, RV's, Decks, Fencing, Sheds, Deck Structures, etc. Reasonable notice will be given to owners with such infractions prior to removal or repair at owners expense. • Residents must not allow the lot to become unsanitary, untidy or unsightly in appearance in the opinion of the Board or the Manager; provided the Board shall be at liberty to remove any rubbish or clean up the Lot to its satisfaction and charge the expense to the member who owns the lot. No notice is needed.

Items noted in bold have been changed or added as approved products by the board over the *Community Bylaws, Restrictive Covenant and Easement Agreement* until such time changes are made to these documents.

NOTE: LOT SETBACKS TBV ONCE CONFIRMATION FROM COUNTY OF VULCAN ANS SUPERIOR SAFETY CODES ALL NEWLY PLACED UNITS MUST GAIN APPROVAL PRIOR TO MOVING ON LOT.